



PLANNING REPORT

Planning & Zoning Commission

Thursday, June 20, 2024

BRIGHT ROAD RESERVE 24-073CP

<https://dublinohiousa.gov/pzc/24-073/>

Case Summary

Address	4338 Bright Rd. and PID: 273-011149
Proposal	Conceptual review and feedback for 20 single-family homes and associated site improvements.
Request	Request for an Concept Plan review of and feedback on a future development application.
Zoning	R-1, Restricted Suburban District
Planning Recommendation	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Preliminary Development Plan for formal review.
Applicant	Bill Adams
Case Manager	Christopher Will, AICP, Senior Planner (614) 410-4498 cwill@dublin.oh.us

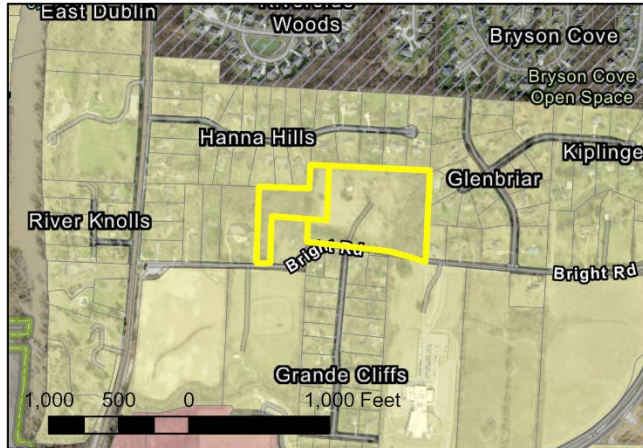
Site Location Map

24-073CP | Bright Road Reserve



Site Features

- 1 Wright Run, Ravine, and Floodway
- 2 Wooded Area
- 3 Existing Asphalt Driveway



1. Background

Site Summary

The approximately 14-acre site is zoned R-1, Restricted Suburban Residential District and is located north of the intersection of Grandee Cliffs Dr and Bright Rd. The site contains two parcels: PID 273-008618 (the eastern parcel) is 10.3 acres and PID 273-0111149 (the western parcel) is 3.7 acres in area. The eastern parcel contains a steep, wooded ravine and floodway following Wright Run (also known as Billingsley Creek) and a branch tributary. A single-family home located within the eastern parcel was demolished in 2018. A small barn erected in the 1970s, a grove of mature trees near the former home-site, and an asphalt driveway with access to Bright Rd adjacent to the intersection of Grandee Cliffs Dr. remain. The barn does not appear to hold historic or architectural significance. The western parcel contains a swale and wooded area. The City Engineer determined the Stream Protection Zone does not apply to the swale on the western parcel.

Process

The current proposal does not meet the standards of the R-1 zoning district. A Planned Unit Development (PD) would be necessary to accommodate the proposed development. The Concept Plan is the first step in a three-step planning review and approval process for a PD. The Concept Plan provides the opportunity for the Planning and Zoning Commission to provide non-binding feedback on a development concept at the formative stage of a project. Following the Concept Plan, the applicant may submit a Preliminary Development Plan (PDP)/Rezoning for review and determination by the PZC. A Final Development Plan (FDP) is the final planning review and approval step in the PUD process.

Neighborhood Engagement

The applicant provided an overview of the proposal at a neighborhood meeting of the East Dublin Civic Association on May 15, 2024.

2. Plans and Policies

Community Plan

The Community Plan is a key policy document used to guide decision-making for the future of the natural and built environment within Dublin. The Community Plan assists in the evaluation of development proposals and helps ensure that proposed development supports the City's long-term objectives. Key elements of the Community Plan include Future Land Use (FLU), Special Area Plans, and Thoroughfare Plan recommendations. The FLU recommendation for this site is Suburban/Rural Residential, a designation for single-family homes on at least 1-acre lots or single-family homes clustered to protect natural features and areas with existing rural character. The site is not located within a Special Area Plan nor are new connections or widening of thoroughfares through the site identified in the Thoroughfare Plan.

Community Plan Update and Interim Land Use Principles

As Envision Dublin, the City's new Community Plan, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. These policies do not supersede the Zoning Code but provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. The proposal is generally consistent with these principles.

Conservation Design Resolution

In 2004, City Council amended a resolution establishing guidance for Conservation Design development. The intent of the City’s Conservation Design guidelines are to establish interesting and aesthetically pleasing neighborhoods while protecting areas of environmental sensitivity and or established rural character by encouraging creative site planning and providing variations from typical development standards and conventional subdivision design.

Neighborhood Design Guidelines

The Neighborhood Design Guidelines (NDG) adopted in 2023, are intended to provide additional guidance to encourage creativity in the formulation of future single-family residential PUDs, while ensuring that all proposed development standards work together with the remaining applicable Code requirements in a unified manner to achieve higher-quality residential projects within Dublin. The NDG are applicable to all new attached and detached single-family residential PUDs.

Housing Study and Strategy

In 2023, the City concluded a study of existing conditions and housing needs in the Dublin area for the next 20 years. The study identified potential action strategies that may be utilized to further community goals. The study and recommendations are incorporated into the Community Plan through the Envision Dublin update.

3. Proposal

The proposal is for a residential PUD neighborhood consisting of 20 single-family lots on the 14 acres. Lots are proposed to be clustered together to preserve natural features present within the site. The proposed gross density is 1.4 du/ac.



4. Plan Review

The applicant is requesting non-binding Concept Plan feedback prior to the submission of a Preliminary Development Plan/Rezoning. Discussion questions are organized for the Commission to frame feedback to the applicant.

Planning Recommendation: The Commission review and provide non-binding feedback regarding the conceptual development.

Discussion Questions

1) Is the Commission supportive of the proposed use, densities, and lot types?

The applicant is proposing to cluster 20 single-family lots and establish approximately 5.6 acres of greenspace reserves on the 14-acre site. The proposed density is approximately 1.4 dwelling units per acre. Lots are organized around two new curvilinear streets with one street terminating in a cul-de-sac. The roadway providing access from Bright Road is shown with a 50-ft right-of-way, while the rest of the roadway system would have a 40-ft right-of-way.

Lot widths and depths vary but generally are between 90-ft to 110-ft, and 110-ft to 140-ft, respectively. Lots generally contain 7.5-ft side yard setbacks. The front yard setbacks vary from 20-ft along the 40-ft right-of-ways to 25-ft along the 50-ft right-of-way. Lot sizes also vary but are generally between 0.25 to 0.33-acres though landscape buffer and open space easements may reduce the total buildable area of some lots.

The site is presently zoned R-1: Restricted Suburban Residential District and permits single-family homes with minimum 40,000-sqft lots. The future land use (FLU) recommendation for the site is Suburban /Rural Residential, prescribing single-family homes on at least 1-acre lots or single-family homes clustered to protect natural features and areas with existing rural character. Based on the recommended density, a maximum of 14 units could be built on this site. The density recommendation is applicable to both traditional subdivision and conservation subdivision designs. The FLU recommendation of the draft update of the Community Plan is Residential Low Density, which includes the same use and density recommendations as the current FLU.

The site is bordered by single-family residential neighborhoods with lots varying between 0.5 and 3.5 acres. The Hopewell Elementary School is located across Bright Road to the southeast, and the Holder-Wright Earthworks and Ferris-Wright Park are across Bright Rd to the southwest. The applicant is proposing to preserve notable natural features and establish 30-ft landscape buffers to preserve both existing tree stands and landscape along Bright Rd. and the north perimeter of the site. Single-family residential is an appropriate use for this site. Preserving existing tree stands and establishing buffers may help transition the proposed lots with the neighboring larger residential lots.

The Neighborhood Design Guidelines (NDG) provide lot type examples prescribing home siting, setbacks, private open space, and garage and driveway locations. An intent of the lot type examples are to demonstrate how each lot may accommodate setbacks, buildable areas, and private open spaces such as back yards and patios. The NDG also

makes provisions for alternative block arrangements to encourage unique and innovative housing types and neighborhood plans to for small infill sites surrounded by existing development.

2) Is the Commission supportive of the proposed open space framework?

The Conservation Design Resolution (CDR) and Neighborhood Design Guidelines (NDG) require proposed development to follow the principles of conservation design when establishing an open space framework with the intent to ensure the environmentally sensitive features and landscapes are protected and that future neighborhoods create high quality, purposeful open spaces. The CDR identifies sites with woods, streams, river frontage, steep slopes, and other natural features to be appropriate for conservation design. Dense woods and mature stands of trees are present on roughly half of the site. The most prominent natural features present on the site include; a steep, wooded ravine and floodway commensurate to Wright Run (also known as Billingsley Creek) and a branch tributary within the eastern parcel, and a drainage course and wooded area within the western parcel. The site also contains several large trees near the former home-site and fronting Bright Rd.

The CDR recommends at least 50-percent open space be provided and at least 75-percent of dwellings directly adjacent to open space areas. The proposed development clusters homes to preserve the two most prominent natural features of the site. Approximately 47-percent open space is proposed, though additional information is needed to determine if the proposed open spaces meet City standards. The applicant is proposing a layout with 70-percent (14 of 20 lots) to be directly adjacent to one of the three defined open spaces, which include the following:

- Billingsley Run: this open space, approximately 3.1 acres, preserves the dense woods along the ravines following Wright Run and its tributary. A walking path is proposed to meander through this open space, with connections to the development via a 30-ft path easement as well as access from the cul-de-sac. The Wright Run floodway is an environmentally sensitive feature and should not be impacted by future development. This open space meets the CDR recommendation for preservation areas to be at least once acre, 75-ft in width, and not exceed a 4:1 dimensional ratio.
- West Wood: this open space, approximately 2.3 acres includes dense woods and swale where the applicant is proposing a 0.6-acre stormwater detention basin and walking paths. The City Engineer determined the Stream Protection Zone does not apply to the swale; however, removal of trees in this area could impact one of the two most notable nature features of the site. The CDR permits detention and retention areas to be included as part of common open space; however, the NDG would require that these spaces be of high quality and amenitized to qualify toward open space calculations. The walking paths within the open space are proposed to connect to the neighborhood by two 30-ft easements. A walking path is also proposed to connect to Bright Rd adjacent to the Holder-Wright Earthworks. The Bikeway Plan recommends a shared use trail along the south side of Bright Rd. This would require a "mid-block" crosswalk. Staff recommends the applicant continue to work with Staff to study the feasibility of this connection.

- Central Court: this open space, approximately 0.2 acres is located central to the site between two streets. The open space does not contain any natural feature and is proposed to accommodate stormwater detention.

In addition to the above-mentioned open space, the applicant is proposing 30-ft landscape buffers to preserve existing tree stands and landscape along Bright Rd and the north perimeter of the site.

3) Is the Commission supportive of the proposed layout?

Lots are organized following two new curvilinear streets with one street terminating in a cul-de-sac. The applicant is proposing one vehicular access point for the development at the same location of the existing driveway, which aligns with the intersection of Bright Rd and Grandee Cliffs Dr. This location limits new access points to Bright Rd, and generally avoids the Bright Rd S-curve and environmentally sensitive areas of the site. Sidewalks are proposed on only one side of streets, this may be appropriate in low volume streets as in common in others neighborhoods within the city. Future planning review steps will require a traffic impact and auto-turn analysis. Staff recommends the applicant continue to work with Staff when planning access and streets.

The CDR recommends at least 50-percent open space be provided and at least 75-percent of dwellings directly adjacent to open space areas. The proposed development clusters homes to preserve the two most prominent natural features of the site. Approximately 47-percent open space is proposed though additional information is needed to determine if the proposed open spaces meet City standards. The applicant is proposing a layout with 70-percent (14 of 20 lots) to be directly adjacent to one of the three defined open spaces. The gentle curve of the entry drive curtails thru views into the site from Bright Rd, which may help preserve the existing rural character of Bright Rd. The terminal view of the entry drive is lot 7; this lot provides an opportunity to create a home with signature architectural feature for the entry sight line. The Billingsly Run open space creates a natural terminus view from the cul-de-sac.

4) Is the Commission supportive of the proposed neighborhood theme and architectural inspiration?

The portion of the streetscape between the sidewalk and the front façades of the homes is one of the most prominent, character defining elements of the neighborhood. The Neighborhood Design Guidelines (NDG) recommend the landscape design, architectural design and materials, and pedestrian and vehicular arrival experience be addressed in a cohesive manner with each home.

The proposed inspiration imagery illustrates a mix of English Cottage and French County architectural styles with a blend of traditional and contemporary expressions. Conceptual elevations illustrate one and 1.5-story homes. The applicant is proposing a mix of stone, stucco, brick, and cementitious siding used in traditional methods. Conceptual lot layouts demonstrate the use of garages, accessory buildings, and street-side fences, walls, and hedges forward of homes to enclose internal courtyards and gardens. Unique entryways provide a pedestrian scale of detail and whimsy to the streetscape.

5) Other considerations by the Commission.